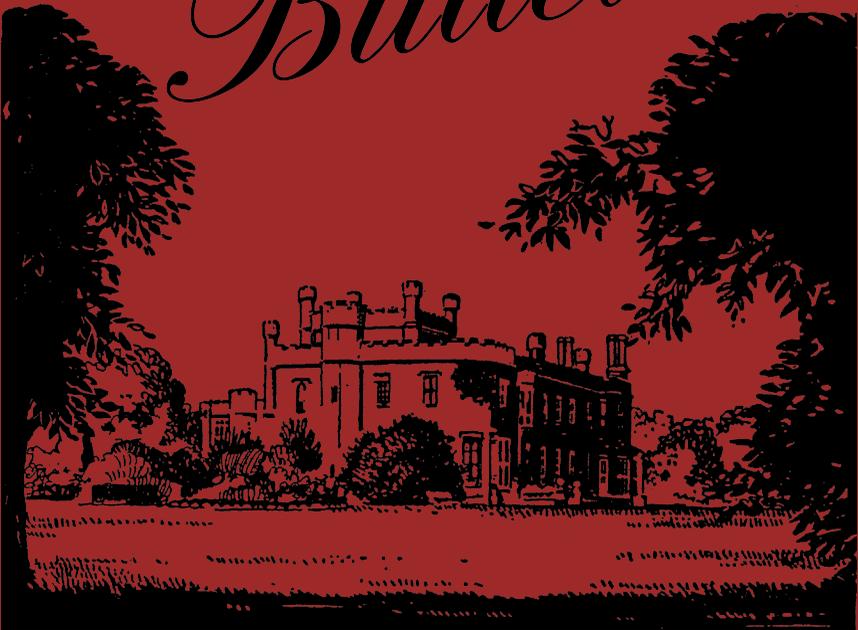


**NONSUCH
RESIDENTS'
ASSOCIATION**

Bulletin



AUTUMN 2020

THE CHRISTMAS PARTY

Arrangements are now practically complete for the Christmas Party to be held at the Queen Victoria Hotel, North Cheam, on Wednesday 28th December.

Bearing in mind that Christmas Holidays and all that the festive season involves, may tend to make us forget the date, the Committee propose to call with tickets, nevertheless we are asked to keep this evening free when making our Christmas arrangements and thus ensure for ourselves a really jolly evening.

This party is to be a very informal gathering (afternoon dress—no boiled shirts, gentlemen please!) at which it is hoped everyone will forget all worldly troubles and join in the games, etc., being arranged. We are in fact asked to recall our youth and 'let it rip!'

It would spoil everything to divulge all the surprises the Committee has in store for that evening, but if you join the Party you will enjoy yourself—that is guaranteed.

Commencing at 7.30 p.m. prompt and continuing until midnight—four and a half hours of really good fun. The tickets are only 2/6d. each, including refreshments.

This Party is to be the Association's Social Event of the year, so please do not forget December 28th. If you are new to the district this will be your opportunity to make friends, so come along and join us. (*Two words will be barred that evening, viz. 'Shops' and 'Council'—Ed.*)

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Chairman's Report – David Triggs

Welcome to this Autumn 2020 edition of our Bulletin, delivered free to every local household by members of Nonsuch Residents' Association acting as area representatives. I thank them on your behalf for this work.

I would also like to extend a warm invitation to anyone who has recently moved into our area, or who is not currently a paid-up member, to join the NRA. Many thanks are also due to the many members who were able to deliver their £3 annual subscription to their area representative despite the Coronavirus lockdown in March. May I now ask others, if they are able, to do so now in an envelope that shows their name and address. If this is difficult for you, I will be happy to arrange collection if you telephone me. I would also like to hear from anyone willing to act as a new Area Representative where vacancies are indicated on page 26 or 27.

Local Help During Challenging Times

I hope this edition finds members well during this challenging time but if there are problems or concerns where you think the Nonsuch Residents' Association might be able to help please get in touch. If we can help, we will, but where concerns relate to an area of public service it is better if these are first reported to the relevant authority, e.g. the police or Borough or County Council. Support from ourselves or any of our councillors can then be much more effective.

Nonsuch residents continue to benefit from having local independent councillors representing their interests. Residents' Association councillors who control Epsom and Ewell Borough Council are unencumbered by any obligation to toe a national party line. This almost unique feature of our local Council has helped to ensure that Epsom and Ewell, including the Nonsuch area, has remained a very pleasant place to live for more than 80 years. A high level of Residents' Association membership helps to keep it that way.

Planning and related issues are a feature of several articles. Other items include the Council's response to the Covid-19 Pandemic, the future of Epsom Hospital, Local Biodiversity and Nature Therapy, the Community Recycling Centre, a 'Repair Cafe', and the Surrey County Council leader's proposal to abolish all of Surrey's Borough and District Councils and replace them with a single Surrey Unitary Authority. The 'Community Trigger' article is about a measure designed to combat persistent anti-social behaviour. It is relevant in connection with the NRA's success in addressing problems experienced by nearby residents of a house that was being badly managed to accommodate young vulnerable people. Unfortunately, some of those people were engaging in anti-social activities that included drug trafficking, assault and robbery. Councillor Christine Howells was instrumental here in securing more effective police involvement and closer ongoing cooperation.

The Ashley House Story

Along with affected neighbours, NRA objected to the Ashley House development proposal. On behalf of the NRA Councillor Christine Howells and Area Representative Craig Wilson made a strong but unsuccessful case for its rejection to the Council's Planning Committee. The demolition of this four-bedroom detached house, purchased for £780,000 last year, and its replacement by a block of nine two-bedroom flats with a likely total value of around £3 million, illustrates why so many of us older residents are now "asset rich". Our houses have not substantially increased in value but the value of the land they stand on, combined with its permitted residential use, certainly has. Sadly this is what now prevents many younger Nonsuch residents from setting up their own family homes nearby. It also explains the planning pressures our Council is under to change the character of our Borough by replacing family homes with gardens with speculatively built apartment blocks. In the article "Using Nonsuch Land", I show how this translates into a very valuable gift to the 2019 purchaser of Ashley House.

David Triggs

Nonsuch Ward Update

Councillor Chris Frost



Community Trigger

The Community Trigger gives victims of persistent anti-social behaviour reported to any of the main responsible agencies (such as the council, police, housing provider) the right to request a multi-agency case review of their case where a local threshold is met. The agencies have a duty to undertake a case review when someone requests one and their case meets a locally defined threshold (see below). Each area chooses a lead agency to manage the process, this is usually the council or police.

The mechanism for carrying out the case review is set locally. Complaints may come either directly from the victims of anti-social behaviour or from a third party (with the victim's consent) such as a family member, friend or local elected representative (a Councillor or MP). The victim may be an individual, a business or a community group.

Each local area sets a threshold which must be met for the trigger to be used. The threshold must include:

- the frequency of complaints
- effectiveness of the response
- potential harm to the victim or victims making the complaint

The threshold is about the incidents reported, not whether the agency responded. The threshold should be no higher than three complaints, but agencies may choose to set a lower threshold. If the qualifying complaints were made, an Anti-social Behaviour (ASB) Case Review must be held to then determine the adequacy of the agency responses.

Among the relevant bodies and responsible authorities who undertake the case review are councils and the police.

When an ASB Case Review is requested, agencies must decide whether the threshold has been met and communicate this to the victim. The review encourages a problem-solving approach aimed at dealing with some of the most persistent, complex cases of anti-social behaviour. Consideration should always be given to how victims can best express the impact that the anti-social behaviour has had on their lives.

If the threshold is met a case review will be undertaken by the relevant bodies. Agencies will share information related to the case, review what action has previously been taken and decide whether there are additional actions that can be taken. The local ASB Case Review procedure should clearly state the timescales in which the review will be undertaken.

Following the review, the victim is then informed of the outcome of the review. Where further actions are necessary an action plan will be discussed with the victim, including timescales.

Councillor Christine Howells



Biodiversity

Epsom and Ewell Biodiversity action plan 2020-30 has now been adopted, and will build on the successes and knowledge gained from the previous original 10 year plan.

Biodiversity encompasses the whole variety of life on earth, and includes all species of plants and animals, their genetic variation and the complex ecosystems of which they are part.

Biodiversity provides the support systems that sustain human existence. It provides many of the essentials of life, our oxygen, water, food, clothing, health and relaxation.

Consequently humanity must adopt sustainable ways of living that ensure the protection of biodiversity.

The key objectives of the new plan are to :-

- Raise awareness and engagement in Biodiversity and develop our partnerships.
- Ensure the protection and enhancement of our current Biodiversity resource.
- Identify and realise new opportunities for Biodiversity.
- Seek to secure sustainable long-term funding.
- Identify further opportunities to act locally where managing biodiversity can assist with global priorities of environmental sustainability e.g. climate change.

Britain alone is known to have lost 100 species during the 20th century. Worldwide losses are immense, and there is a broad consensus around the world that we need to act now, or risk handing on to future generations a world we would not recognise as planet Earth.

Protection and enhancement of Epsom and Ewell's Biodiversity is vital. We must act locally and think globally.

Councillor Colin Keane



Nonsuch Area Litter Pick – Saturday 3 October 2020

We recently held our Autumn litter pick along Cheam Road near the Toby Carvery. The five volunteers spent one and a half hours litter picking whilst socially distancing. There was a lot to talk about as most of the volunteers had not met up in person since March.

However, nine bags of rubbish were still collected. Items collected included; fast food wrappers, cups, bottles, paper, PPE gloves and masks, car body parts and bags of sand and cement!



The next formal NRA litter pick will take place in Spring 2021 but residents can team up and conduct their own pick wherever and whenever they wish. Epsom & Ewell Borough Council (EEBC) will provide litter picking kits of gloves, high viz tabards and a litter picking grabber. In addition, you can even

become an Epsom & Ewell Borough Council litter picking volunteer and take a pledge. This means residents will commit to keeping the land around their home clean, tidy and litter free. EEBC will supply a maximum of two adult litter picking packs and two child sized litter picking packs per household for as long as you wish to continue.

To get involved just check the Nonsuch RA website for future RA litter picks or look on the Epsom & Ewell Borough Council website to organize your own litter pick or become a litter picking volunteer.

A message from St Paul's Church, Howell Hill

Last year we sent you, our neighbours, a Christmas card with the word **Hope** on the front. Little did we realise how important that word was going to be to us as this year unfolded. Throughout the lockdowns and in the rather uneasy period between, our faith has given us hope.

That hope gives us confidence to say that Christmas is very definitely NOT cancelled! We look forward to sharing our celebrations with you nearer the time, and hope you feel welcome to get in touch with any questions about our facilities or our faith.

Check our website saintpauls.co.uk for all our news and for full details of our Christmas services, in due course.

Wishing you the very best of all God offers,
The community of St Paul's Church

Surrey County Councillor John Beckett



Epsom Community Recycling Centre (CRC)

Many residents have raised concerns about the length of time they have had to wait in the queue for the tip. It has been officially acknowledged that it has been very busy at Epsom with long queues.

When Surrey County Council (SCC) re-opened its CRCs on 11 May it introduced measures to ensure the sites were Covid secure including increasing the space between parking spaces and widening walkways to facilitate social distancing however this reduced the rate of throughput and has resulted in significant queuing at the Epsom tip. Also, with changed work patterns amongst a large section of the workforce more visitors are using the site during the week compared with weekends. These have both had an impact on the operation of the businesses on the industrial estate.

Traffic management measures, such as marshals, have been tried and it was hoped there would be a tail off in demand after the summer holidays when schools and workplaces started to re-open. However, this has not happened and therefore radical measures are required to reduce queuing times for residents and to ensure businesses on the industrial estate can function without hindrance.

From 5 November SCC began trialling a pre-booking system for residents using the Epsom site. A number of neighbouring authorities operate such systems and have reported positive feedback on their use. Residents are able to book a time to visit using an on-line system or by telephoning the contact centre. Residents will have to plan their visit and may not be able to get their preferred time slot but SCC has to balance the wishes of its residents against needs of local businesses and the impact of queuing on passing traffic and air quality. Surrey residents can currently use any other CRCs without booking, for example at Leatherhead where queues are rare.

In addition, automatic number plate recognition (ANPR) will be used to identify people from outside Surrey attempting to use its CRCs.

Epsom CRC in Blenheim Road is currently open as follows:

- Thursday, Friday, Saturday, Sunday and Monday: OPEN 8am - 4pm
- Tuesday and Wednesday: CLOSED ALL DAY

Due to social distancing staff are unable to assist in unloading items. Also, please check what can be accepted as restrictions are in place. To check, go online to <https://www.surreycc.gov.uk/waste-and-recycling/community-recycling-centres/epsom> or call 01372 728722.

Repair Café

Some Epsom & Ewell Councillors are setting up a new eco-friendly repair café in Epsom with sustainability and reducing waste at its core. Founders Nigel Collin and Phil Neale alongside Cllr Neil Dallen will use the Youth Hall in Epsom Methodist Church for the project. The café, based on the successful model used across the world, has a planned opening date of January 2021. It will be a registered charity, open on a Saturday every month for four hours, and will allow free participation.

The popularity of the BBC programme The Repair Shop was a big motivation behind the project. They are looking for a Kickstarter grant to help get under way and hope to operate in a similar way to the Farnham branch, where the public can bring in their broken items for volunteer repairers to work on.

It will also teach people how to repair things themselves which will be financially beneficial, will reduce waste and landfill and fits in with the sustainability sought by Epsom and Ewell Borough Council's climate change agenda.

The councillors are looking for volunteers to help run the shop. Anyone who is interested in assisting can contact Cllr Neale on PNeale@epsom-ewell.gov.uk

NRA Zoom Meetings and Councillor Surgeries

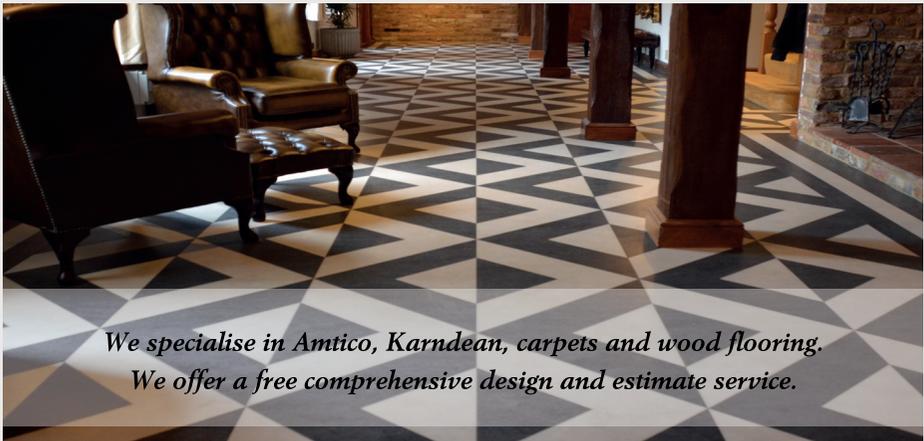
In these challenging times Nonsuch Residents' Association is meeting online every Thursday from 12 to 1pm via Zoom.

You can join the meetings via the Zoom App. Those without internet access can join by telephone on 020 3481 5240.

Whether joining online or by telephone the meeting details are:
Meeting ID: 647 560 982 Password: 001571

Our Borough Councillors attend these meetings on the second Thursday of each month in place of the face to face councillor surgeries.

However, Councillors can still be contacted via their details on page one of this Bulletin.



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The Future of Epsom Hospital - Frequently Asked Questions

Following the decision to build a new Specialist Emergency Care Hospital in Sutton, the Epsom and St Helier University Hospitals NHS Trust has provided the following FAQs via its Chief Executive.

What are the plans for the land at the front of Epsom Hospital now that the CCU will be built at Sutton?

We will continue to need the building at the front of the hospital (Headley Wing) until after the New Hospital is opened in 2025. After 2025 we will consider its future use along with the use of the front car park in conjunction with health care and public sector organisations.

Please would you list the services that will be available at the Epsom site once the new Sutton unit is completed?

Lots of services will stay put! Including - Urgent Treatment Centre 24/7 - Outpatients and blood tests - Diagnostics including MRI and CT scans - Endoscopy - Day Surgery - Medical infusions / day care - SWLEOC (expanded) - Inpatient rehabilitation beds including stroke rehab.

Is Epsom going to be a 'satellite' set-up for the Sutton hospital, i.e. provide services at a much-reduced capacity?

No, each hospital will do very different things. The Sutton Hospital will do majors A&E, complex emergency medicine, emergency surgery, inpatient paediatric, births and critical care. Epsom and St Helier hospitals will do everything else - the link to the video our staff made is: <https://www.youtube.com/watch?v=sRInfMkyE44> . All three hospitals will be open 24/7/365.

Will there be any consultants based at Epsom and available to see patients here on a day-to-day basis?

Yes. Most consultants spend part of their time in emergency care and part delivering planned care. Simplistically the part of their job involving emergency care will be spent at the New Hospital and the parts involving planned care will be delivered at Epsom and St Helier hospitals. Most outpatient and day surgery will be consultant led and

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delivered at the Epsom and St Helier sites and inpatient rehabilitation beds at Epsom will have consultant presence too.

Will telemedicine be used for consultants based at St Helier to advise on the treatment of patients at Epsom?

Consultants already discuss patients with each other between sites; we don't plan to change. We are doing more consultations 'virtually' due to COVID, mostly to enable clinicians to talk to patients at home.

In addition to the orthopaedic centre, will planned surgery involving overnight stays take place at Epsom?

The consultation had all planned surgery involving an overnight stay, other than SWLEOC, taking place at the New Hospital. Day case surgery (the majority of planned surgery) will continue to take place at Epsom.

Will there be any facilities for children with 'minor injuries' or other 'out of hours' concerns at Epsom?

Yes. The Urgent Treatment Centre will assess and treat the vast majority of children. It will be open 24/7. Children too sick for the Urgent Treatment Centre will be transferred by ambulance to the Paediatric A&E at the New Hospital.

Could we have information about the refurbishments to be made to the Epsom estate – the facilities planned and a time-scale?

The £20 million works to improve energy efficiency and comfort levels for patients and staff are well underway. Our new energy centre will allow the steam boilers to be removed and the Wells Wing (the ward block) is having a new roof, new windows, air conditioning installed and its exterior walls re-rendered. In autumn, we're extending and rebuilding Langley Wing and building a bridge to Wells Wing to transfer patients undercover. Work to create a multi-storey car park will also begin. Our main entrance is set to be finished in 2021/2. We have been given £6.1 million in additional capital funding to expand our A&E departments and we'll be investing this before December so improvements can be made before winter. At Epsom the funds will allow for the A&E waiting area to be expanded to allow for greater

social distancing. It will also bolster the amount of same-day care provided by lowering the numbers needing admission whilst waiting for care and will provide better environments for patients with mental health conditions.

Are there any additional specialist services planned for Epsom?

Not currently.

What public transport links will be provided between the Epsom and the Sutton Hospital sites?

We are committed to expanding the route, stopping points and frequency of the H1 bus route that links the hospital sites.

In light of the COVID-19 experiences, have there been changes to the planned numbers of inpatient beds at the 3 hospitals, both for intensive care and for lower needs nursing?

Yes, we have increased the number of ITU beds from 22 to 30. The CCGs consultation model had 1,052 beds - we now propose 1,066.

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Surrey County Council Power Grab?

Currently the delivery of local council services in Surrey is split between Surrey County Council (SCC) and 11 Borough and District Councils, including Epsom and Ewell Borough Council (EEBC), and is known as a two-tier model.

EEBC organise your refuse collection, planning, meals at home, social housing, parks and open spaces, environmental health and licensing, whilst SCC provide adult and children's services, education, highway maintenance, libraries and the community recycling centre in Epsom.

76% of your council tax payment goes to SCC, only 10% goes to EEBC with 14% funding Surrey Police.

In the autumn, Central Government is expected to publish a White Paper which will set out plans for devolving more responsibilities to local government, creating more elected Mayors in England and more unitary authorities (ending the two-tier system).

In July, and following a news report, Surrey County Council confirmed that, ahead of the Government's White Paper, it has been developing plans to abolish Surrey's Borough and District councils and develop the County Council as a single Unitary Council managing all services for Surrey's 1.2 million residents. Private conversations had been held with Government Ministers and Surrey's 11 MPs, but no Borough or District councils were advised of SCC's plans to see their abolition.

The case for change

SCC's leaders believe that creation of a single unitary authority can create economies of scale as well as cost savings in the region of £35 million (though this figure has not been tested). It also argues that a unitary council will be financially more resilient, provide improved joined up services as well as strong, accountable leadership. The Government has also hinted that new unitary councils may be given new freedoms and responsibilities, although the Government has also

said that it is looking for these unitary authorities to be run by elected Mayors.

A Local and Democratic Response

However, it would be strange if the Government's plans to devolve power actually ended up by taking it further away from residents. Professor Colin Copus of Montfort University, Local Governance Research Unit has noted that England already has the biggest units of local government anywhere in Europe and that councillors in England represent a much higher number of people on average than seen across Europe. He further argues that there is no consistent evidence to suggest that bigger local government is automatically better, cheaper, more efficient or more effective than smaller units, and the larger local government gets, the more damage is done to democratic criteria, such as trust in councillors and officers and loss of community cohesion.

But a single Surrey Unitary Authority could see:

- Epsom and Ewell, the smallest and densest borough in Surrey swallowed up into one large, unitary council
- A council where a Cabinet of 12 elected representatives or a single Mayor make decisions for 1.2 million people
- Decision makers with scant knowledge of the area, let alone any real concerns or interests in the impact of their decision making. For example, in Planning, where applications would be considered by a group of councillors who in all likelihood do not live in Epsom and Ewell and possibly have never visited it.

The response of your Borough Council to the Covid-19 pandemic has highlighted how critical it is to have in place a local authority which has a strong relationship with both the community it serves and the local voluntary groups that support them. Through this in-depth knowledge and partnership working, EEBC was able to act decisively and effectively, creating a Community Hub which made over 7,000 telephone calls to vulnerable and shielding residents, introduced new shopping and prescription services and rapidly expanded key services such as meals at home.

What Next?

SCC continues to develop its case for a single Unitary Council for Surrey spending £71,000 on initial research and financial analysis and agreed a sum of £97,500 to support a business case to be submitted to the Government. It is also spending £5,000 a month to the end of September for “Public Affairs” support during this period. Despite the Government White Paper not being published until the autumn, SCC has declared its intention to submit its case for a single Surrey Unitary Council to the Government in October. It is seeking a Government order in May 2021 to set up an interim Executive, with elections to the new Unitary Council in May 2022. It is certainly in a hurry to get things done.

EEBC is working in partnership with the 10 other Surrey Districts and Boroughs none of which support a single Unitary Authority. We are looking at other options for local government in Surrey based on:

- devolving decision making to the lowest level commensurate with effective delivery
- efficient and cost-effective service delivery
- a local authority’s knowledge of people and place
- councils that are closer to, and not further from, our residents

Residents’ Association and Independent Councillors from across Surrey are working together to engage with residents to highlight concerns about SCC’s plans with an information and advice campaign (see below). Residents will want to have their say. It is believed that the Government White Paper will require a local authority seeking unitary status to show local support. The process for this is not yet clear, but please ensure that you have your say and if you are concerned about this proposal, we urge you to take an active part in the #Residents Against Surrey Single Unitary and you can find out more at www.RASSU.org.uk.

Also please look out for items that appear in the press as the debate moves forward.

Cllrs Eber Kington and Hannah Dalton

Warren Farm - Nature Therapy *words and photo by John Triggs*



These days on Instagram, every image is ‘breathtaking’; on Facebook every new experience, ‘awesome’ which is why I found it

surprising this summer to experience an actual, genuine moment of awe - a truly spine-tingling connection with the beauty of our planet just a few minutes’ walk from my doorstep in Ewell.

I’ve lived in this area for most of my life. As a boy, I could see the golden fields of Warren Farm from my bedroom. Summer holidays were full of sightings of kestrels, skylarks and the ever-changing grasses and meadow flowers. Then, in 1988, I discovered that it was to be sold for housing.

There were, of course, objections but this beautiful downland meadow seemed destined to vanish like 97% of such habitat in this country since 1945. However, The Woodland Trust, supported by the NRA, negotiated a surprising compromise whereby the developer agreed to give most of the site to the Trust, keeping just 11 acres for homes on the western edge. The Trust has been looking after it ever since.

Some 30 years later, I decided to give something back. I responded to an advert for a volunteer working group leader. Warren Farm is again under threat - not from developers but from the spread of invasive Canadian Goldenrod which, if left unchecked, will leave Warren Farm as a monoculture entirely dominated by this menace.

Plans were under way to tackle the issue when the pandemic arrived and organised volunteer groups were prohibited and vulnerable family

members were forced to shield. However, after more than two months I decided it was time to set off for an early morning walk.

I walked into Nonsuch park and through the small woodland that borders the meadow. Walking through it into the north east corner of Warren Farm I was again hit by the incomparable beauty of the meadow with its grasses, wildflowers, songbirds and butterflies. My worries evaporated in the morning air. I just stood there open-mouthed, dumbstruck by the beauty of it all.

I started to get up early every morning to visit the meadow often accompanied by my 10-year-old daughter. She brought her camera and together we learned more about the wildlife we saw. Soon my younger daughter and my wife started coming on these “dawn jaunts” too.

When the Goldenrod emerged, we turned our visits of exploration to ones of conservation, pulling the invasive plants out and creating space for the native wildflowers to return. We could clearly see that in the areas of the field where it had been eradicated by previous volunteers, the diversity of wildflowers was so much greater. Occasionally, we would see piles of Goldenrod left beside the paths - we weren't the only ones taking some much-needed conservation therapy.

Now, when I look back at the photographs I took on that first early morning in May, I just see Warren Farm again, as I've seen it thousands of times before. It must have been seeing it for the first time after so much isolation that made it so incredible for me. But it also brought home, as clearly as the blue sky on that glorious morning, that while we may take these remaining fragments of nature for granted, we must protect these spaces because we need them. We need them as much as we need the air in our lungs.

The full, illustrated, version of this article can be found at:
<https://whittle.woodlandtrust.org.uk/2020/09/23/warren-farm-nature-therapy/>

The Government's Requirement for House Building in Epsom & Ewell *by Borough Councillor Eber Kington*

Following the 10 yearly Census in 2011, the Office for National Statistics (ONS) has issued biennially updated projections for the growth in the number of households for each local authority area.

The 2014 projections for Epsom and Ewell showed that the number of households would increase by 8,027 between 2018 and 2038 and the Government has been using this base-line housing figure to require the Borough Council to ensure that 579 additional homes per year are built in the Borough, despite the lack of available brown field sites and the importance placed on protecting the green belt.

When ONS published their updated 2016 projections for growth in households this showed a significant reduction in the projected growth for Epsom and Ewell and this would have led to a significantly lower housing requirement for the Borough of 380 homes per year.

Then in July the ONS published a further 2018 update for the projected growth in households. This showed a further significant reduction in the growth in households which would have resulted in a housing requirement of just 215 homes required per annum.

Given this Government's recent regular comments about being "guided by the facts" it would seem to be only right and reasonable for the Government to announce a total rethink of each planning authority's (in our case Epsom and Ewell Borough Council's) housing target and base them on the most up to-date data. However, it has consistently refused to do this, which your Residents' Association councillors have long argued is unreasonable and totally unjustified.

The Government's White Paper on Planning and Local Plans

In August however the Government published proposals to change the basis of calculation for each local authority's housing target. While the

Government does appear be using the latest 2018 ONS household projections data in their proposals, they have decided to give much greater weight to “affordability” in the calculation.

Unfortunately, Epsom and Ewell is one of the least affordable boroughs in Surrey for housing (calculated by comparing local average house prices with local average salaries). It seems that the Government believes that by increasing the supply of homes in places like Epsom and Ewell, affordability will also improve through a fall in house prices.

As a result of this manipulation of the formulae by the Government, Epsom and Ewell Borough Council would actually end up with an even higher housing target of over 600 new homes per annum.

Hence Epsom and Ewell residents are being unfairly treated despite the fact that:

- Using the latest ONS figures in the Government’s current formulae, the Borough’s need for housing is just 215 homes per annum
- The Borough does not have the capacity to build over 600 homes a year up to 2038 as has been proposed by the Government because it lacks brown field sites and has over 42% green belt land
- Very few other areas of the country are being penalised in this way, but many others have the land available to build new homes
- Building houses in those numbers up to 2038 will radically and adversely change the character of our Borough.

If you oppose these Government plans (they are at the moment proposals) please write to Chris Grayling MP as soon as possible calling on him to get his Government to base the housing requirement for Epsom and Ewell on the independent 2018 ONS household projections and using the current formulae. This would result in a more reasonable requirement of 215 new homes per annum.

Chris Grayling can be contacted at:

chris.grayling.mp@parliament.uk or c/o 212 Barnett Wood Lane
Ashted KT21 2DB

Housing Market Update

Mark Jenkins of Mark Anthony Estate Agents

As we write, reports have been confirming what we have seen - that house prices rose by 5% in September compared with 2019 (Kevin Peachey; BBC News, 2020). This may come as a surprise as, due to the coronavirus, many expected the property market to be in a similar shape to the rest of the economy. However, possibly due to the temporary stamp duty holiday, as well as changing demands in the need for gardens and outside space it has been a busy time.

Although the housing market may seem to have recovered from the coronavirus, there have been reports of a shift in the dynamic of the buyers (Kevin Peachey and Lora Jones; BBC Business reporters, 2020). Citing tighter mortgage restrictions as the reason, there has been a reduction in the number of first-time buyers and an increase in existing homeowners looking around for new property.

As an agent the current situation has necessitated some changes to everyday routines. We now wear PPE to all of our appointments and ask the public to do the same. We are constantly re-evaluating our practice to ensure we keep our employees and customers safe.

Mark Anthony
Estate Agents

As a resident of the Nonsuch Estate, I would like to offer discounted fees to home owners who are considering moving.



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Using Nonsuch Land *by David Triggs*

The Government is proposing radical changes to the planning system which it says should secure net social, environmental and economic gains whilst also building many more affordable homes in the area.

The two main ways its plans are likely to impact the future use of Nonsuch land is by increasing the density of dwellings on existing housing sites and by the construction of new homes on land that is currently open and 'green'. An example of the first is the proposal to replace Ashley House, a four-bedroom house on the north side of Cheam Road, with a block of nine flats. An example of the second would be if new homes were built on any of the Howell Hill farmland opposite the Ashley House site. Each would see an increase in the value of the land upon which the new buildings would stand and a likely loss in amenity, and thus value, of neighbouring land. Unfortunately, current regulations prevent our local Planning Committees from taking this, or any other wider impact on land value, into account. Neither can any such effect be assessed by any public body because no official land value register is maintained. Since the capturing of an increase in land values by landowners and developers is what drives almost all speculative house building developments, this is neither politically economic nor fair.

Inherent Links

The Government's affordable housing and planning proposals seek to control the permitted use of land but ignore what most influences the ability and willingness of people to use land i.e. net household earnings and the purchase price of the land upon which every house stands. Taxes that are levied on employment and purchases reduce every household's real earnings and increase their costs. They also increase every employer's costs and the cost of all public services - leading to the need for still more taxes! There is, therefore, a clear link between housing affordability, real earnings and central government's tax system. Compared with this the impact of Council Tax on housing affordability is relatively small since it represents only around 5% of all

the taxes borne by working households. The significance of land value in relation to the purchase price of dwellings may be appreciated by looking at the two Nonsuch examples mentioned.

Ashley House

Ashley House was purchased for £780,000 in November 2019 and is to be demolished and replaced by a block of nine flats. If the cost of demolition and clearance is £20,000, the current site value must be around £800,000. Once built, each of the two-bedroom flats will quite likely sell for around £330,000, making the total development value approximately £2,970,000. According to the Government's approved BCIS Rebuilding Cost Calculator, the rebuild costs including construction, professional fees (planning, design and sales), financing costs and normal profits is estimated at £1,300,000. Hence the post-planning permission land value will be £1,670,000 (£2.97M minus £1.30M). This is more than double the pre-planning permission land value of £800,000. The prospective £870,000 gain for the Ashley House developer however is very small compared with the gains in prospect if Nonsuch farmland were to be developed for housing!

Converting Nonsuch farmland at Howell Hill to housing land

The annual economic rent of agricultural land in Surrey reflects its productive capacity. When let as a business tenancy this is around £210 per hectare. On the conventional 20 years rental basis, its purchase price would be about £4,200/ha. However, the current purchase price of Surrey farmland is around £40,000/ha i.e. ten times its agricultural productive capacity. In advertisements for such sites the reason is clear - development potential!

If just one hectare of Howell Hill farmland were to be purchased for £40,000 and developed at the approved rate of 40 dwellings per hectare, the land for each dwelling would cost £1,000. If each house comprised 160 square metres of internal living space at a building cost of £2,000/square meter (using the Government's approved BCIS calculator) the total build cost would be £320,000. If each house sold

for £700,000 the residual land value of a plot would have increased from £1,000 to £380,000 and a single hectare of this Nonsuch land from £40,000 to around £15.2M. These are clearly approximations based on assumptions. If housing density were increased to say 50 or reduced to say 30 dwellings per hectare, unit building costs, sale prices and the total development value would change but, because of where we are, the increase in land value would still be enormous.

Irrespective of whether the increase in land value would be more or less than the figure quoted it would be entirely due to the granting of planning permission by representatives of existing Nonsuch residents. They might then wonder why their Council or the national exchequer do not benefit from this process so that taxes on their employment and purchases could be reduced. They might also wonder if current planning and tax systems are really conducive to securing the aim of 'net gains across each of the planning system's three overarching objectives - economic, social and environmental' as stated in the Government's own planning policy guidelines.

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Nonsuch Residents' Association

Area Representatives

Abinger Avenue	Bob Daws, Luxmi, Albury Avenue	020 8393 4981
Albury Avenue 1, 3, 5	Catherine Goodall, 35 Buckland Road	020 8394 0083
Albury Avenue 2-4 & 6-25	Aubrey Cox, 15 Westcott Way	020 8393 1516
Aragon Avenue	Janice Gidley, 34 Howard Avenue	020 8224 0464
Arundel Avenue 1-37 & 2-48	Sue & Mike Shone, 57 Aragon Avenue	020 8393 6745
Arundel Avenue 39-77 & 50-108	Fiona Dowle, 50 Arundel Avenue	020 8393 2568
Banstead Road, Beverley Close	Innes Tarran, 9a Beverley Close	07557 109289
Birchfield Grove	Ken Sandy, 2 Sandy Croft	020 8393 0115
Boleyn Avenue	Jane King, 48 Arundel Avenue	020 8394 1075
Bridlepath, Bridle Way Close	Ken Sandy, 2 Sandy Croft	020 8393 0115
Bramley Road	John Herbert, 79 Holmwood Road	020 8393 3633
Burford Lane	Ken Sandy, 2 Sandy Croft	020 8393 0115
Buckland Road	John Herbert, 79 Holmwood Road	020 8393 3633
Castle Avenue 16-37	Keith Henry, 8 Castle Avenue	020 8224 0781
Castle Avenue 38-72	Sue Henry, 86 Castle Avenue	020 8786 7816
Castle Avenue 73 on	Sue Henry, 86 Castle Avenue	020 8786 7816
Castle Way & Castle Avenue 2-37	Keith Henry, 8 Castle Avenue	020 8224 0781
Castlemaine Avenue	Linda Lau, 4 Castlemaine Avenue	020 8393 6728
Chanton Drive	Innes Tarran, 9a Beverley Close	07557 109289
Cheam Road (E)	Maureen Asker, 80 Cheam Road	020 8393 4793
Cheam Road (W,) Chatsfield	Vacancy	
Cheyham Gardens	Andy Pilcher, 39 Hays Walk	020 8642 7249
Cleves Ave	Nicky Cook, 44 Fairfax Avenue	07590 890865
Conways Close	Denise Williams, 21 St Normans Way	020 8393 7015
Dormans Court	Vacancy	
Ewhurst Close	Tanya Glynn, 20 Ewhurst Close	020 8224 2015
Fairview	Innes Tarran, 9a Beverley Close	07557 109289
Fairfax Avenue	Nicky Cook, 44 Fairfax Avenue	07590 890865
Gomshall Road	Catherine Goodall, 35 Buckland Road	020 8394 0083
Harefield Avenue	Vacancy	
Hays Walk	Andy Pilcher, 39 Hays Walk	020 8642 7249
Hillside Road	Sandra Malyon, 4 Hillside Road	020 8393 3578
Holmwood Close	Brian Kibble, 2 Holmwood Close	020 8393 9761
Holmwood Road 1-79 & 2-58	Sylvia Russell, 54 Holmwood Road	020 8393 4709

Area Representatives

Holmwood Road 60-68 & 81-139	Brian Kibble, 2 Holmwood Close	020 8393 9761
Howard Avenue	Janice Gidley, 34 Howard Avenue	020 8224 0464
Howell Hill	Innes Tarran, 9a Beverley Close	07557 109289
Howell Hill Grove	Ken Sandy, 2 Sandy Croft	020 8393 0115
Howell Hill Close	Ken Sandy, 2 Sandy Croft	020 8393 0115
Merrow Road	Colin Keane, 2 Merrow Road	020 8393 7715
Mintwater Close	Denise Williams, 21 St Normans Way	020 8393 7015
Nonsuch Court Avenue	Jane King, 48 Arundel Avenue	020 8394 1075
Nonsuch Walk 1-57a	Christine Howells, 7 Nonsuch Walk	020 8393 8555
Nonsuch Walk 59-101	Craig Wilson, 34 Nonsuch Walk	020 8393 2157
Nonsuch Walk even numbers	Craig Wilson, 34 Nonsuch Walk	020 8393 2157
Northey Avenue 4-54 & 17-51	Vineet Bhati, 48 Northey Avenue	07799 645729
Northey Avenue 56-104 & 53-91	Ewan Morrison, 67 Northey Avenue	020 8643 7434
Parr Avenue	Jane King, 48 Arundel Avenue	020 8394 1075
Queensmead Avenue	Jonathan Neilan, 16 Queensmead Ave.	07931 360727
Ranmore Road	Colin Keane, 2 Merrow Road	020 8393 7715
Rugby Lane	Craig Wilson, 34 Nonsuch Walk	020 8393 2157
Sandy Croft	Ken Sandy, 2 Sandy Croft	020 8393 0115
Seymour Avenue	Jenny Lloyd, 18 Seymour Avenue	020 8394 0872
Seymour Avenue	Terry Witham, 26 Seymour Avenue	07484 156446
Shere Avenue	Andrew Curran, 14 Shere Avenue	020 8393 2514
Springfield Road	Vacancy	
St Normans Way	Denise Williams, 21 St Normans Way	020 8393 7015
Station Approach	Vacancy	
West Drive	Vineet Bhati, 48 Northey Avenue	07799 645729
Westcott Way	Aubrey Cox, 15 Westcott Way	020 8393 1516
Wonersh Way	Brian Kibble, 2 Holmwood Close	020 8393 9761
Wotton Way	Catherine Goodall, 35 Buckland Road	020 8394 0083

If you wish to be an Area Representative, please contact
the Chairman David Triggs.

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PLEASE CONTACT: TERRY WITHAM

TELEPHONE: 07484 156446

EMAIL: NONSUCHRA@GMAIL.COM

The Borough Council's Response to the Covid-19 Pandemic

At the start of the pandemic and the first national lockdown, the Borough Council became part of the Surrey emergency response effort. A Community Hub was created which, up to the end of July, had made over 7,000 telephone calls to vulnerable and shielding residents in the Borough, sometimes on a regular basis as being the only support that an individual might receive.

Detailed below are some other statistics which cover the work undertaken by the Borough Council during this time alongside the business as usual activities which are important to residents.



Message from the Editor

Due to the pandemic there is no “Things to do” page in this issue. Please visit our website or Facebook pages for up to date information on news and events. Addresses can be found on page one.

Finally, I would like to thank our advertisers, old and new, for their continuing support in these unusual times.

What can you do as a resident ?

- * Ensure you renew your membership of the Residents' Association, or become a member if you are not one already. The annual subscription is only £3 for each household for the year. Please return your subscription to your Area Representative.
- * Please attend the Annual General Meeting in March each year. This is the opportunity for you to hear what is going on in your area, what is planned and what needs to be considered. It is also the opportunity for you to contribute your thoughts, both formally and informally, to the Committee and to the Councillors.
- * At any time, please give us your input. You can contact your Area Representative, or any member of the Committee, or any of the Councillors, on any subject which you think involves us. If you do not tell us things, there is a fair chance we will not know about your particular concern.
- * If you contact council officers or the police about something which is of interest or concern to other residents, please let us know so that we can collate input and keep people informed.
- * Please continue to give us your support on any matter affecting the residents and the community. The strength of a community rests in the hands of its residents.
- * If you are able to help by becoming an Area Representative or by joining the Committee, please let any of the officers or Area Representatives know. The effort involved is not huge but the benefit to yourself and to the other residents can be significant.

This Association functions through the efforts of willing volunteers and we are always keen to hear of those who are prepared to help.

Thank you for your support. Thank you for caring.



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